



The Brewery, Pope Street
Dorchester



This beautiful penthouse apartment, set within the Grade II listed former Eldridge Pope brewery building in popular Brewery Square, offers favourable accommodation comprising of an open-plan kitchen and living area, two double bedrooms with en-suite facilities, a study and guest cloakroom. Externally, the property offers a roof terrace with stunning panoramic views over Dorchester and towards the surrounding countryside. There is also one allocated parking space. EPC rating C.

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.



The property has underfloor heating throughout and engineered oak flooring in the entrance hall which continues into the open-plan kitchen and living area. The hall also provides access to the principal bedroom, guest cloakroom and offers a useful storage/appliance cupboard that also houses the gas central heating boiler.

The impressive open-plan kitchen and living area creates a wonderful light and airy space with double-glazed doors leading to the roof terrace. The kitchen area is fitted with a modern range of wall and base level units with Quartz worksurfaces over and tiled splash back. Integral appliances include an inset sink with mixer tap, four-ring induction hob, double oven, fridge-freezer and dishwasher.

The study adds additional living accommodation to the property, features fitted storage and is accessed via the roof terrace or a personal door from the third-floor landing.



There are two double bedrooms at the property, both with access to the roof terrace and both benefitting from luxurious en-suite facilities, with a selection of fitted wardrobes to bedroom one. Both en-suites are finished to a high specification and standard throughout with the suites furnished with a shower, WC and wash hand basin. Bedroom one facilities also having an integral washer/dryer.

Externally, the large roof terrace is finished with paving tiles and glass and boasts stunning panoramic views over Dorchester and towards the surrounding countryside. The space creates the perfect place for alfresco dining with a westerly aspect to enjoy the evening sun.



Agents Notes:

Please note once all properties in the building are sold, the freehold will be passed to the owners.

There are 998 years remaining on the lease.

There is an annual service charge of £2710.

Services:

Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authorities:

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

We are advised that the council tax band is E.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



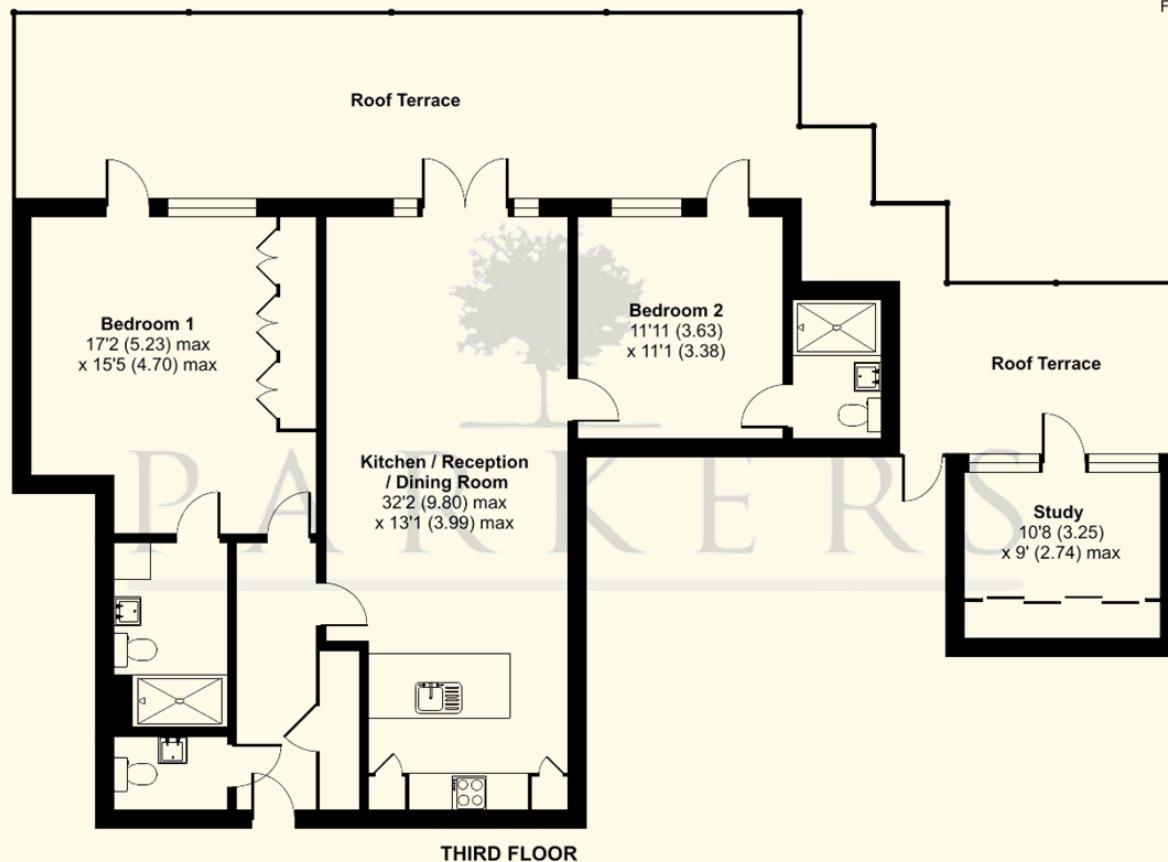
Pope Street, Dorchester, DT1

Approximate Area = 1036 sq ft / 96.2 sq m

Study = 96 sq ft / 8.9 sq m

Total = 1132 sq ft / 105.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nilchecom 2023.
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